

AGENDA SUMMARY PAGE
RECOMMENDING COMMITTEE MEETING OF: OCTOBER 20, 2009

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

☐ Consent ☒ Discussion

SUBJECT:

Bill No. 2009-41 – Revises the hillside development standards and guidelines to reflect their applicability to nonresidential development. (TXT-34891) Sponsored by: Councilman Stavros S. Anthony

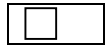
Fiscal Impact



No Impact



Augmentation Required



Budget Funds Available

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

Approximately two years ago the City Council adopted development standards and guidelines for hillside areas, defined as areas with a slope of 15% or greater. The standards and guidelines address issues of preservation, design, conservation and protection that are unique to hillside areas. The standards and guidelines were adopted primarily with residential development in mind. This bill will clarify that they are applicable to nonresidential development as well.

RECOMMENDATION:

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

BACKUP DOCUMENTATION:

Bill No. 2009-41

Motion made by STAVROS S. ANTHONY to Approve as Do Pass

Passed For: 2; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

STAVROS S. ANTHONY, RICKI Y. BARLOW; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

COUNCILMAN BARLOW declared the Public Hearing open.

FLINN FAGG, Planning and Development, explained that corrections are being made to the Hillside Ordinance, replacing the term "dwellings" with "principle building" or "development inside". When the Hillside Ordinance was originally drafted, all of the affected areas had a General Plan designation of residential. However, with the recent application involving a church within a hillside area, it became necessary to change those references.

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COUNCILMAN BARLOW asked if the corrections came about because of the International Church of Las Vegas located on Cheyenne Avenue. MR. FAGG responded that that application pointed out to staff the weakness of the ordinance, but the change will apply to all development in hillside areas. COUNCILMAN ANTHONY affirmed that this ordinance would protect those mountains by ensuring that development does not happen on top of the hills.

COUNCILMAN BARLOW declared the Public Hearing closed.

